
I. Introduction

1. Purpose of the Final EIR

In accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15089, the City of Los Angeles (City), the Lead Agency, is required to prepare a Final Environmental Impact Report (EIR) before approving a project. The purpose of a Final EIR is to provide an opportunity for the Lead Agency to respond to comments made by the public and agencies regarding the 4th and Hewitt Project (Project) Draft EIR. Pursuant to CEQA Guidelines, Section 15132, this Final EIR includes revisions to the Draft EIR; a list of persons, organizations, and agencies that provided comments on the Draft EIR; and responses to significant environmental points and comments received regarding the Draft EIR. In addition, this Final EIR includes a Mitigation Monitoring Program in accordance with the CEQA Guidelines, Section 15097.

This Final EIR constitutes the second part of the EIR for the Project and is intended to be a companion to the Draft EIR. The Draft EIR for the Project, which circulated for public review and comment from May 26, 2022 through July 11, 2022¹ constitutes the first part of the EIR and is incorporated by reference and bound separately.

2. Organization of the Final EIR

The Final EIR is organized into four main chapters as listed below, and appendices are also included.

Chapter I. Introduction – This chapter provides an introduction to the Final EIR, presents the contents of the Final EIR, summarizes the Final EIR public review process, and provides a summary of the Project.

Chapter II. Responses to Comments – This chapter presents a list of the agencies and other interested parties that commented on the Draft EIR and the issues that they raised. This list is followed by verbatim numbered copies of the comments followed by numbered responses to each of the written comments made regarding the Draft EIR. Copies of each original comment letter in its entirety are provided in Appendix FEIR-A of the Final EIR.

¹ The Draft EIR was circulated until July 18, 2022 for interested parties who provided electronic mail addresses and did not receive the Notice of Availability of the Draft EIR until June 1, 2022.

Chapter III. Revisions, Clarifications, and Corrections – This chapter provides a list of the necessary revisions, clarifications, and corrections that have been made to the Draft EIR for the Project based on comments received from the public and agencies and other items requiring revisions.

These changes are minor and do not add significant new information that would affect the analysis or conclusions presented in the Draft EIR. Section 15088.5(a) of the CEQA Guidelines specifically states:

New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. “Significant new information” requiring recirculation includes, for example, a disclosure showing that:

- *A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*
- *A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance.*
- *A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.*
- *The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.*

CEQA Guidelines Section 15088.5(b) provides that “[r]ecirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.”

As demonstrated in this Final EIR, neither the comments submitted on the Draft EIR, the responses to these comments, nor the corrections and additions presented in Chapter III of this Final EIR constitute new significant information warranting recirculation of the Draft EIR as set forth in CEQA Guidelines Section 15088.5. Rather, the Draft EIR is comprehensive and has been prepared in accordance with CEQA.

Chapter IV. Mitigation Monitoring Program (MMP) – This chapter provides the full MMP for the Project. The MMP lists project design features and mitigation measures by

environmental topic and identifies, for each of the features and measures, the applicable enforcement agency, monitoring agency, monitoring phase, monitoring frequency, and action indicating compliance.

The Final EIR also includes the following appendices:

Appendix FEIR-A. Draft EIR Comment Letters – This appendix to the Final EIR includes copies of all written comments received on the Draft EIR.

Appendix FEIR-B. Revised California Emissions Estimator Model – This appendix to the Final EIR includes an updated California Emissions Estimator Model output.

Appendix FEIR-C. Construction-Period Health Risk Assessment – This appendix to the Final EIR includes the Construction-Period Health Risk Assessment.

Appendix FEIR-D. Site Review by Citadel Environmental Services, Inc. – This appendix provides an update of site conditions to the Phase I Environmental Site Assessment.

3. Project Summary

The Project would involve the demolition of an existing office building, two storage/garage buildings, and surface parking lots, and the construction of an 18-story office building (Office Building). The Project would total approximately 343,925 square feet of gross floor area, comprised of the existing 7,800-square-foot building formerly occupied by the Architecture and Design (A+D) Museum and the new approximately 336,125-square-foot Office Building, which would include approximately 8,149 square feet of ground floor restaurant space, 311,682 square feet of commercial office space, and 16,294 square feet of office exterior common areas. The Project would also include a landscaped outdoor courtyard on Colyton Street. The ground floor would include 112 bicycle parking spaces (40 short-term spaces and 72 long-term spaces), as well as amenities, such as showers and a bicycle repair area. Vehicle parking spaces would be provided within three subterranean levels and on the 2nd through 5th floors of the Office Building. Office space would comprise the 6th through 17th floors, and office and mechanical equipment would comprise the 18th floor and rooftop level. In addition to the ground floor courtyard and passageway, outdoor amenity spaces, including balconies, and/or decks, would be provided on the 6th through 16th floors for commercial tenants. The Office Building would have a height of 292 feet to the top of the parapet and a maximum height of 297 feet to the top of the elevator overrun. The Project's proposed floor area ratio would be approximately 6:1.

4. Public Review Process

In accordance with CEQA, the environmental review process for the Project commenced with the solicitation of comments from identified responsible and trustee agencies, as well as from interested parties, on the scope of the Draft EIR, through a Notice of Preparation (NOP) process. The City prepared an Initial Study and circulated it with the NOP for public comment to the State Clearinghouse, Office of Planning and Research (OPR), responsible agencies, and other interested parties for a 30-day review period that began on September 20, 2017 and closed on October 20, 2017. The NOP and Initial Study are included in Appendix A1 and Appendix A2, respectively, to the Draft EIR. The NOP, Initial Study, and scoping meeting comments are included in Appendix A3 to the Draft EIR.

Consistent with the requirements of the CEQA Guidelines, Sections 15087 and 15105, the Draft EIR was submitted to the State Clearinghouse, OPR, and as previously stated, was circulated for public review for 46 days commencing on May 26, 2022, and concluding July 11, 2022.² The Draft EIR was also made available for review on the City's website, at three public libraries,³ and at the Department of City Planning by appointment. Following the Draft EIR public comment period, the Final EIR has been prepared, including responses to the comments raised regarding the Draft EIR and direct revisions to the Draft EIR where necessary.

² The Draft EIR was circulated until July 18, 2022 for interested parties who provided electronic mail addresses and did not receive the Notice of Availability of the Draft EIR until June 1, 2022.

³ The Draft EIR was made available at the Los Angeles Central Library, the Little Tokyo Branch Library, and the Chinatown Branch Library.